



The Old Vicarage, Vicarage Lane, Piddington, Oxfordshire

A charming eighteenth-century former vicarage situated in a private setting on the edge of the village.

Summary of accommodation

Ground Floor Entrance hall | Sitting room | Kitchen/Dining room | Utility | Two WC's

First Floor Four bedrooms | Shower room | Family bathroom

Second floor Two further bedrooms | Bathroom

Outside Garage/Workshop | Cinema room | Terrace | Gardens

In all about 1.06 acres

Distances

Brill 3 miles, Bicester 5 miles (Bicester North to London Marylebone 55 minutes and Bicester Town to Oxford 20 minutes), Thame 10 miles, M40 (J.7) 11 miles, Oxford 14 miles
London 58 miles, Haddenham 12 miles (mainline station to London Marleybone in 55 minutes) (All distances and times are approximate).





Description

A rare opportunity to purchase an attractive and prestigious Grade II listed home located down a no-through lane. The well-laid-out and practical accommodation benefits from many period features, including large bay and stone mullion windows, hand-carved (curved handrail), and a handsome feature fireplace as well as other fireplaces throughout the home.

Externally, the property benefits from electric gates, opening into an extensive parking area, and a triple garage with a family room above, which offers the potential of a future annexe (subject to the necessary permissions). A dining terrace adjoins the house and leads to the delightfully secluded gardens, bordered by mature trees and a neighboring field.

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that one of the vendors of this property is an employee of Knight Frank.

Location

The village of Piddington is ideally placed for commuting. Situated about three miles from Brill, which provides a range of shops catering to everyday requirements, with nearby Thame and Bicester both providing a more extensive range of shopping and recreational facilities, including Bicester Village Outlet. The University City of Oxford is about fourteen miles away and provides comprehensive educational, recreational, and cultural facilities. Schooling in the area is excellent, with the Windmill pre-school in Brill, Waddesdon Church of England School at Waddesdon and Asfold School in nearby Dorton.

Directions

From Bicester, go east on the A41 towards Aylesbury. After about 4 miles, go under a railway bridge, and approximately one mile later, turn right, as signposted Piddington. Follow this lane into the village and continue until the church (on your right). As the road turns sharp right, continue straight over into a no-through road. The Old Vicarage will be found after a short distance on the left.





Property information

Services: Mains water and electric, gas cylinders for hob, oil central heating.

Local authority: Cherwell District Council

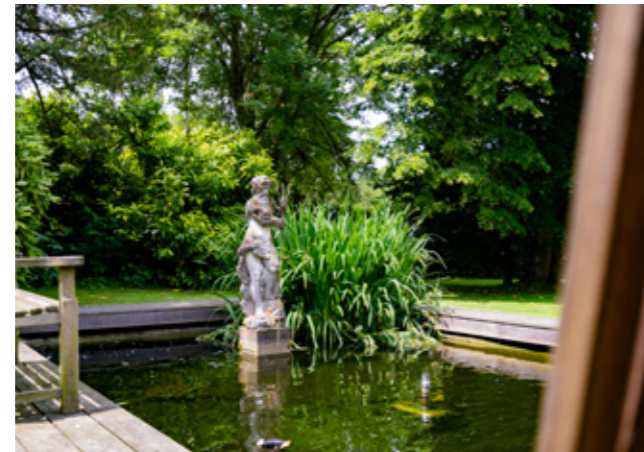
Listed: Grade II

Council Tax Band: H

EPC: F

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Ground floor = 141.4 sq m / 1,522 sq ft

First floor = 122 sq m / 1,313 sq ft

Second floor = 55.5 sq m / 597 sq ft

Garage ground floor = 71.1 sq m / 772 sq ft

Garage first floor = 48.2 sq m / 519 sq ft

Total area = 438.8 sq m / 4,723 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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